

# Tithe Gardens

Poulton Road,  
Poulton-le-Fylde  
FY6 7LU





Welcome to  
Tithe Gardens.

We go to great lengths to craft beautiful, well-built homes that are anything but standard.

Built with modern living in mind, think spacious, open plan living areas that offer the flexibility to live your way. All finished with the highest attention to detail and a specification that includes more than you'd expect.

Our expertly crafted, eye-catching exteriors are a cut above the rest, with generous gardens and details that make your home feel unique.

Discover your forever home at Tithe Gardens, Poulton-le-Fylde.

Homes that are built to last, with a high specification.



“When designing our house types we want to create spaces that appeal to modern families. Open plan, flexible layouts with space for the whole family to live comfortably. That’s exactly what we have created with the Story Collection, and we couldn’t be more proud.”

Andrew Hewson, Head of Design

Step inside a Story home and you will find a high specification, with more included than you might think. Here are just a few of our favourite features...



Designer kitchens with bi-fold or French doors



Open plan flexible living



Porcelanosa bathroom tiles



High-quality materials



Larger gardens and paved patio areas



Beautiful street scenes

# Our homes at Tithes Gardens.

Our homes feature attractive exteriors, adding to the charm of the area and creating the beautiful street scenes for which Story Homes is renowned.



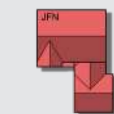
**The Charlton**  
5-bedroom detached house  
Integral large garage



**The Masterton**  
5-bedroom detached house  
Integral double garage



**The Hewson**  
4-bedroom detached house  
Integral single garage



**The Jefferson**  
4-bedroom detached house  
Attached double garage



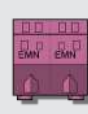
**The Sanderson**  
4-bedroom detached house  
Integral single garage



**The Wilson**  
4-bedroom detached house  
Detached single garage



**The Harrison**  
4-bedroom detached house  
Integral single garage



**The Emmerson**  
4-bedroom townhouse  
Driveway parking



**The Spencer**  
3-bedroom semi-detached or detached house  
Driveway parking



**The Harper**  
3-bedroom semi-detached house  
Driveway parking



**The Oxley**  
2-bedroom semi-detached house  
Driveway parking

### Affordable homes



**The Fraser**  
3-bedroom semi-detached house  
Driveway parking



**The Bailey**  
2-bedroom mews house  
Driveway parking



**The Belford**  
1-bedroom apartment  
Driveway parking



# The Charlton

5-bedroom detached house with integral large garage  
Total floor area: 177 sq m (1905 sq.ft.)



## Ground floor

Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study:	2593 x 2484	[8'-6" x 8'-2"]



## First floor

Main bedroom:	4393 x 4960	[14'-5" x 16'-3"]
Bedroom 2:	4395 x 2793	[14'-5" x 9'-2"]
Bedroom 3:	2515 x 4557	[8'-3" x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3460	[9'-2" x 11'-4"]

CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

# The Masterton

5-bedroom detached house with integral double garage  
Total floor area: 168 sq m (1803 sq.ft.)



## Ground floor

Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]



## First floor

Main bedroom:	3491 x 5335	[11'-6" x 17'-6"]
Bedroom 2:	2893 x 4269	[9'-6" x 14'-0"]
Bedroom 3:	5067 x 3588	[16'-8" x 11'-9"]
Bedroom 4:	3178 x 2907	[10'-5" x 9'-7"]
Bedroom 5:	2581 x 2907	[8'-6" x 9'-7"]

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# The Hewson

4-bedroom detached house with integral single garage  
Total floor area: 145 sq m (1561 sq.ft.)



## Ground floor

Lounge:	3380 x 4375	[11'-1" x 14'-4"]
Kitchen:	3150 x 3296	[10'-4" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	2813 x 3520	[9'-3" x 11'-17"]



## First floor

Main bedroom:	4412 x 5615	[14'-6" x 18'-5"]
Bedroom 2:	3357 x 3845	[11'-0" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

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# The Sanderson

4-bedroom detached house with integral single garage  
Total floor area: 133 sq m (1427 sq.ft.)



## Ground floor

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3961	[10'-9" x 13'-0"]
Dining/family area:	4388 x 3061	[14'-5" x 10'-1"]



## First floor

Main bedroom:	3605 x 4591	[11'-10" x 15'-1"]
Bedroom 2:	2679 x 4448	[8'-10" x 14'-7"]
Bedroom 3:	2679 x 3906	[8'-10" x 12'-10"]
Bedroom 4:	2658 x 3314	[8'-9" x 10'-11"]

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# The Wilson

4-bedroom detached house with detached single garage  
Total floor area: 132 sq m (1425 sq.ft.)



## Ground floor

Lounge:	3693 x 5012	[12'-1" x 16'-5"]
Kitchen:	3200 x 3400	[10'-6" x 11'-2"]
Dining/family area:	6063 x 3130	[19'-11" x 10'-3"]



## First floor

Main bedroom:	3886 x 3605	[12'-9" x 11'-10"]
Bedroom 2:	3243 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	3800 x 2837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-4"]

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# The Harrison

4-bedroom detached house with integral single garage  
Total floor area: 126 sq m (1356 sq.ft.)



## Ground floor

Lounge:	3380 x 4536	[11'-1" x 14'-11"]
Kitchen:	3380 x 3869	[11'-1" x 12'-8"]
Dining/family area:	4950 x 3169	[16'-3" x 10'-5"]



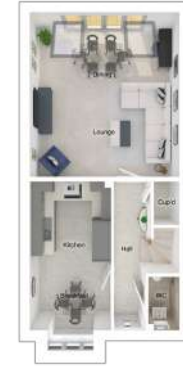
## First floor

Main bedroom:	3380 x 4590	[11'-1" x 15'-1"]
Bedroom 2:	3282 x 3876	[10'-9" x 12'-9"]
Bedroom 3:	2542 x 4455	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3450	[8'-11" x 11'-4"]

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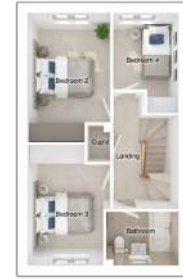
# The Emmerson

4-bedroom semi-detached or mews house with driveway parking  
Total floor area: 120 sq m (1292 sq.ft.)



## Ground floor

Lounge/dining: 4775 x 5242 [15'-8" x 17'-3"]  
Kitchen/breakfast: 2550 x 5413 [8'-4" x 17'-9"]



## First floor

Bedroom 2: 2625 x 4086 [8'-7" x 13'-5"]  
Bedroom 3: 2625 x 3819 [8'-7" x 12'-6"]  
Bedroom 4: 2062 x 3166 [6'-9" x 10'-5"]



## Second floor

Main bedroom: 3562 x 7220 [11'-8" x 23'-8"]

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# The Spencer

3-bedroom semi-detached or detached house with driveway parking  
Total floor area: 89 sq m (960 sq.ft.)



## Ground floor

Lounge: 3105 x 4962 [10'-2" x 16'-4"]  
Kitchen/dining: 2525 x 3774 [8'-3" x 12'-5"]  
Family: 2700 x 3280 [8'-10" x 10'-9"]



## First floor

Main bedroom: 3080 x 3806 [10'-1" x 12'-6"]  
Bedroom 2: 2739 x 3248 [9'-0" x 10'-8"]  
Bedroom 3: 2398 x 2192 [7'-10" x 7'-2"]

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# The Harper

3-bedroom semi-detached house with driveway parking  
Total floor area: 79 sq m (855 sq.ft.)



## Ground floor

Lounge: 3662 x 5008 [12'-0" x 16'-5"]  
Kitchen/dining: 4664 x 3121 [15'-4" x 10'-3"]



## First floor

Main bedroom: 2570 x 3688 [8'-5" x 12'-1"]  
Bedroom 2: 2570 x 3295 [8'-5" x 10'-10"]  
Bedroom 3: 2006 x 2364 [6'-7" x 7'-9"]

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# The Oxley

2-bedroom semi-detached house with driveway parking  
Total floor area: 64 sq m (691 sq.ft.)



## Ground floor

Lounge: 3127 x 4098 [10'-3" x 13'-5"]  
Kitchen/dining: 4115 x 3469 [13'-6" x 11'-5"]



## First floor

Main bedroom: 3127 x 4110 [10'-3" x 13'-6"]  
Bedroom 2: 1900 x 3457 [6'-3" x 11'-4"]

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Homes that are built to last, with a high specification.



Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. Plus with media plates and a centrally located router, our homes are made with modern living in mind. French or bi-fold doors also come as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

It's not only our high specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build is more economical to run than an older property, using less energy and producing significantly lower CO2 emissions, meaning lower running costs. Energy saving features could include:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

Each home at Tithe Gardens is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

		The Charlton	The Masterton	The Hewson	The Sanderson	The Wilson	The Harrison	The Emmerson	The Spencer	The Harper	The Oxley	
<b>Doors, joinery and finishes</b>	Cast stone/features	Cast stone & / or brick features to front elevations	■	■	■	■	■	■	■	■	■	
	Bi-fold/French doors	White French doors	-	-	■	-	-	-	■	■	■	
		White bi-fold doors	■	■	-	■	■	■	-	-	-	
	External doors - front	Single cottage style obscure glaze coloured composite door with multi-point locking system (white finish inside)	■	■	■	■	■	■	■	■	■	
	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system	■	■	■	■	■	-	-	-	-	
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle	■	■	■	■	■	■	■	■	■	
	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting	■	■	■	■	■	■	■	■	■	
	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish	■	■	■	■	■	■	■	■	■	
	Ceilings	White matt emulsion to all ceilings	■	■	■	■	■	■	■	■	■	
	Walls	Jasmine white matt emulsion to all walls	■	■	■	■	■	■	■	■	■	
<b>Kitchen and appliances</b>	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths	■	■	■	■	■	■	■	■	■	
		Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths	▲	▲	▲	▲	▲	▲	▲	▲	▲	
		Alternative traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths	▲	▲	▲	▲	▲	▲	-	-	-	-
	Work surfaces and upstand	38mm laminate worktops	■	■	■	■	■	■	■	■	■	■
		100mm upstand to match worktop choice	■	■	■	■	■	■	■	■	■	■
	Hob splashback	Glass splashback behind hob in grey	-	■	-	■	-	-	■	■	■	
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design	■	■	■	■	■	■	■	■	■	
	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)	■	■	■	■	■	■	■	■	■	
	Oven	AEG single oven	-	-	-	-	-	-	-	■	■	■
		Dual AEG single ovens – stacked in tall housing unit	-	-	-	-	■	-	■	-	-	-
Dual AEG single ovens – side by side		■	■	■	■	-	■	-	-	-	-	
Hob	AEG 60cm induction hob	■	■	■	■	■	■	■	■	■		
Cooker hood	90cm chimney hood	-	■	-	■	-	-	■	■	■	■	
	90cm island extractor hood	■	-	■	-	■	■	-	-	-	-	
Integrated dishwasher	AEG integrated dishwasher	■	■	■	■	■	■	■	■	■		
Integrated fridge/freezer	AEG 50/50 integrated fridge freezer	■	■	■	■	■	■	■	■	■		
Integrated washing machine	Electrolux integrated washing machine	▲	▲	▲	▲	▲	▲	▲	▲	■		

Please note that our specification is dependent on house type design. This specification relates to the majority of homes, however, we advise checking the individual plot specification and build stage with your Sales Executive.

We know the difference is in the detail.

		The Charlton	The Masterton	The Hewson	The Sanderson	The Wilson	The Harrison	The Emmerson	The Spencer	The Harper	The Oxley	
Bathroom and sanitaryware	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap										
	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom										
	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset										
	Showering cubicle to bathroom and/or en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle										
	Showering cubicle to en-suite 2	Separate shower cubicle with low-entry shower tray. Glazed shower screen and electric shower										
	Shower over bath	Shower over bath with high level shower handset with hinged bath screen										
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to the back of bath with bath return walls in plain tiles. WC and basin walls to be half tiled										
	Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled										
Wall tiles to cloakroom	Splashback to wash basin											
Heating	Central heating	Full gas central heating Vaillant system – combi boiler										
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder										
		Single zone central heating system										
		Dual zone central heating system										
Towel rails	Chrome towel warmer to bathroom											
	Chrome towel warmer to en-suite											
Radiator	White radiator to en-suite											
Electrical	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout										
		USB a+c sockets to kitchen x 1, lounge x 1 and main bedroom x 2 sockets										
	Phone point	Point to lounge										
	Media point	Media plate to lounge area and family area - including 2 double sockets, data and TV point. Please refer to electrical layout										
		Media plate to lounge area and family area - including 2 double sockets, data and TV point. Euro outlet plate to main bedroom - including data and TV point. Please refer to electrical layout										
	TV point	TV point to selected location										
	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device.										
Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite (where applicable)											



		The Charlton	The Masterton	The Hewson	The Sanderson	The Wilson	The Harrison	The Emmerson	The Spencer	The Harper	The Oxley	
External works	Fencing and gates	Featherboard 1.8m high fence or wall with timber gate. Please refer to site layout										
	Garden	Turf to front, side and rear garden										
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly										
	Garage electrics	Power and light to all integral and detached garages										
	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details										
	Paving	Buff textured concrete paving										
	Driveway	Block paved driveway										
	Doorbell	Bell push with transformer										
	Burglar alarm	Maims wired burglar alarm										
	EV charging point	Dedicated electrical charging point										
	External lights	External lantern										



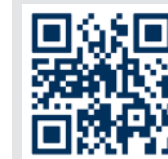
Visualise your  
perfect kitchen.

### Design your dream kitchen from the comfort of your home.

We know how precious your time is, so we've created a kitchen designer tool that allows you to see your choice of stylish kitchen cupboards, worktops, flooring and appliances in a typical 3, 4 or 5-bedroom Story home.

At the touch of a button you can visualise your perfect kitchen, share it with your friends for that all important second opinion, and send your favourite choices to your Sales Executive.

Plus, our customer account area allows you to search for your perfect Story home, save your favourite plots and keep track of everything all in one place.



Get started here.



Founded  
in 1987

### We are passionate about building homes that we are proud to put our name to.

Our mission is to design and build quality homes that people aspire to live in. Homes that are designed for modern living, and built to be anything but standard, with flexible layouts, integrated appliances and high quality materials.

We have been successfully building homes that stand out from the crowd across Cumbria, the North West, North East and Southern Scotland for over thirty five years. But we would not be where we are today without our people, our craftsmen, our suppliers, and, of course, our customers.

Our passion, commitment and enthusiasm drives us to be the best and create spaces that people are proud to call home. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers. We use this to help us make continuous improvements to our homes and our after-sales service.

#### Taking care of you

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. When reserving your Story home, you'll

be provided with a comprehensive 'Home Information File' that explains everything about your new home and what you can expect throughout your customer journey.

Prior to moving in you will receive a home demonstration from your Site Manager and Sales Executive, who will answer any questions you might have about your new Story home.

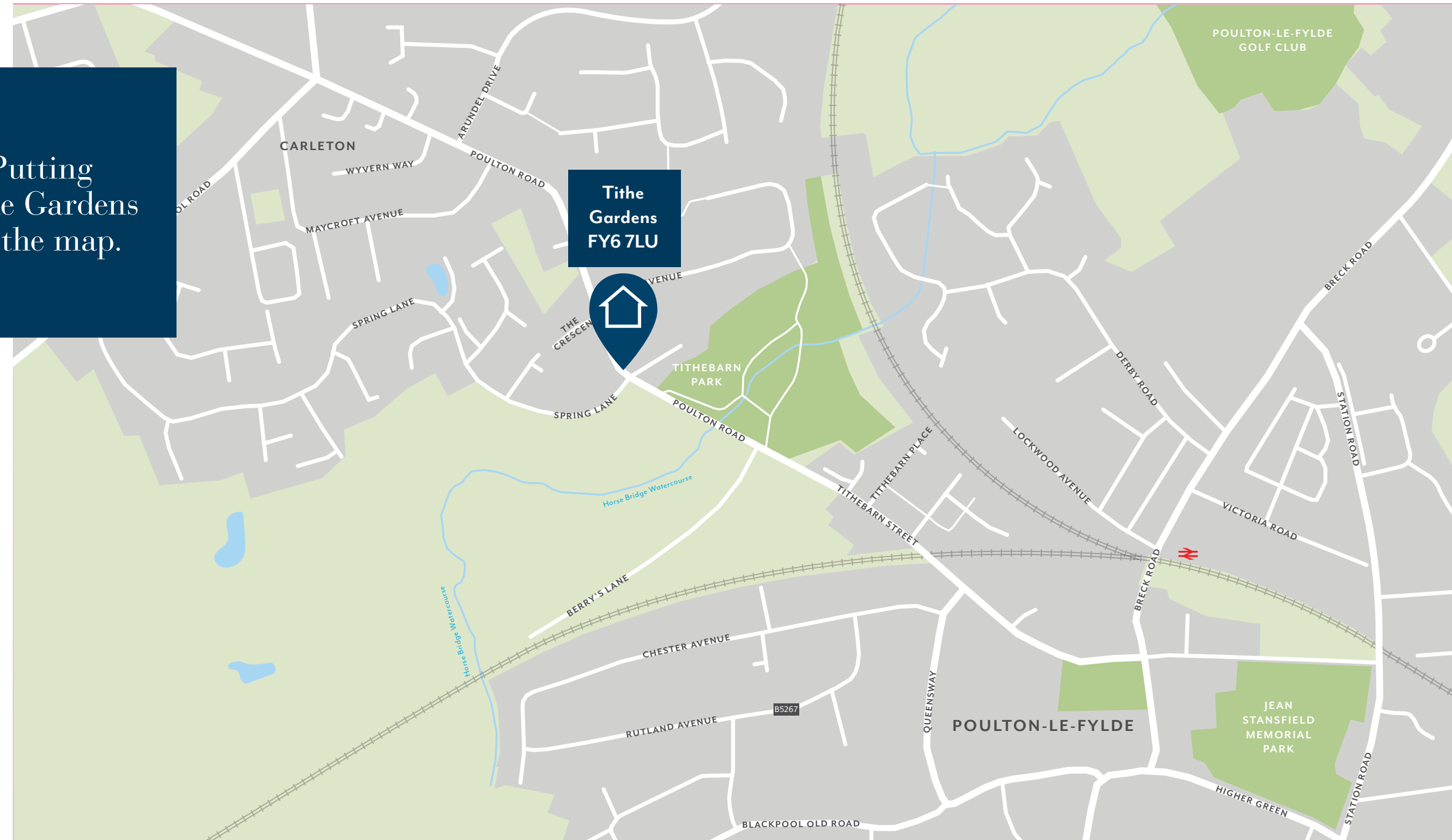
#### Going the extra mile

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.



Protection for new-build home buyers

Putting  
Tithe Gardens  
on the map.



## What's around Tithe Gardens?

Tithe Gardens is situated in the market town of Poulton-le-Fylde with excellent transport links to Fleetwood, Preston and Lancaster, and is just four miles from the seaside town of Blackpool.

Poulton-le-Fylde town centre offers a good mix of independent stores and high street names with a market taking place each week on Monday. Cleveleys town centre is also only a short drive away and offers a great mix of local shopping by the sea.

Close by is Jean Stansfield Vicarage Park, an attractive and well-equipped public space right on the edge of Poulton town centre and Kinraig Nature Reserve is also just a couple of miles away from the development.

There is a wide choice of educational facilities nearby; the closest to Tithe Gardens include Carleton St Hilda's Church of England Primary School and Blackpool Aspire Academy.

### Amenities

The Castle Gardens Pub	0.2 miles
Booths Supermarket	0.4 miles
Queensway Medical Centre	0.4 miles
Tealowe Shopping Centre	0.6 miles
Poulton Town Centre & Market Square	1.0 miles

### Travel

Blackpool	4 miles
Lytham St Annes	10 miles
Preston	17 miles
Lancaster	13 miles
Manchester	51 miles

### Attractions

Jean Stansfield Vicarage Park	1 mile
Poulton-le-Fylde Golf Club	1.3 miles
Skipool Creek	1.8 miles
Blackpool	4 miles
Lake District National Park	45 miles

### Schools

Poulton St Chad's C of E Primary School	0.7 miles
St Johns Catholic Primary School	1.1 miles
Baines School	1.3 miles
Hodgeson Academy	1.4 miles
Blackpool and the Fylde College	2.1 miles



Get directions to Tithe Gardens & find out what it's like to live in Poulton-le-Fylde.

Images shown are for illustrative purposes only. Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed and does not constitute a contract, part of a contract or warranty. Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely.

# Tithe Gardens

**Poulton Road, Poulton-le-Fylde, FY6 7LU**

01253 804852

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[storyhomes.co.uk](http://storyhomes.co.uk)